

MONUMENT RECORD

Corner ID: **BeBI_U01**

Section Corner

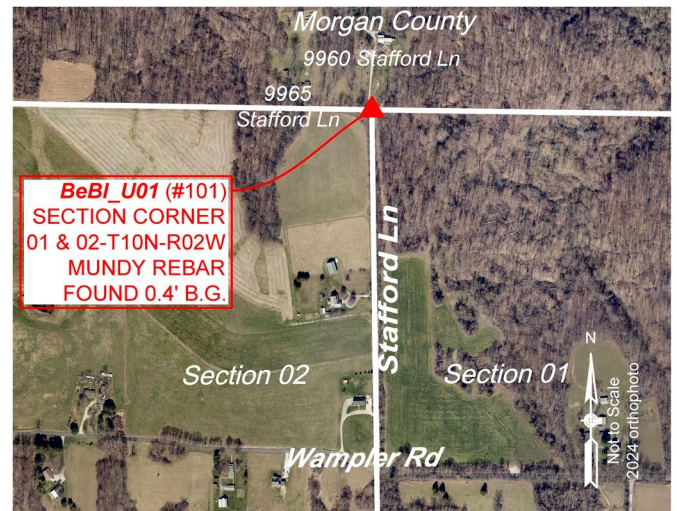
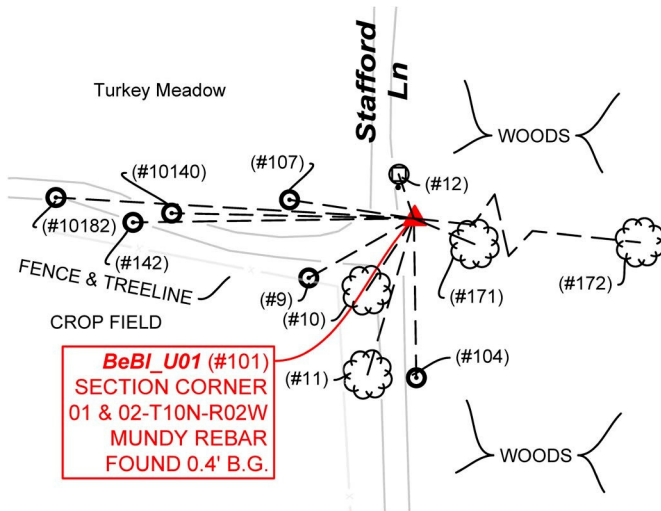
Sections 01 & 02- T10N-R02W, 2nd P.M.
Bean Blossom Township, Monroe County, Indiana

Section 35 T11N-R02W Morgan Co.	Section 36 T11N-R02W Morgan Co.
Section 02 T10N-R01W Monroe Co.	Section 01 T10N-R02W Monroe Co.

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)

(#101) Mundy PLS capped rebar found 0.4' below ground, at the approximate East toe of slope of a north-south dead end stone road (±8' East of the East edge of stone of said road) and ± in line with an East bound fence line that begins on the East side of a utility clearing. The rebar is in a cluster of ±3" diameter Redbud trees.

MONUMENT LOCATION SKETCH:



WITNESS MONUMENT TIES: Describe at least three new BT's (Bearing Trees) and/or witness objects established or work done to preserve existing evidence. BT diameters are noted as dbh (diameter at breast height) and are measured approximately 4.5' above ground. Bearings and Distances are measured from the monument to the center of the BT. Bearings and Distances to witness ties were measured with a Sokkia Set 510 Total Station.

ID	Bearing	Distance	Description
(#12)	N19° 02'W	19.6'	Mag nail found 3" above ground in South side of a 7" diameter treated wood post.
(#10)	S33° 20'W	36.0'	26" diameter Sugar Maple tree at South and West fence corner, with MCSO survey marker in Northeast side facing Northeast.
(#11)	S16° 31'W	68.2'	26" diameter Sugar Maple tree in north-south fence line.
(#172)	S83° 57'E	112.5'	28" diameter Beech tree.
(#171)	S67° 07'E	27.6'	Center of 36" diameter hollow Sugar Maple stump.

MONUMENT ACCESSORIES

Other survey grade monuments that were located in the vicinity and their relation to the monument. Witnesses noted as a Rebar Lite are a 5/8" diameter by 16" polycarbonate rod with a 1-1/2" mag nail in top and yellow plastic cap stamped "MONROE COUNTY WITNESS POINT" set 0.1 foot below grade unless otherwise noted.

Geodetic coordinates in this table are provided in the format Northing, Easting

(#9)	S60° 27' 19"W	50.63'	N:1490643.5067' E: 3091392.4526' BRG PLS capped rebar found 0.2' above ground, by a steel post, 1' North of an east-west fence line.
(#10140)	N88° 44' 53"W	101.55'	N:1490670.6921' E: 3091334.9766' BRG PLS capped rebar found 0.3' below and at the North edge of stone of an east-west stone drive.



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Page 1 of 5

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(#142)	S89° 11' 17"W	117.77'	N:1490668.4733' E:3091436.5003' Base of bent 5/8" rebar with 2" diameter Sheppard PLS cap found 0.2' above ground, 1 1/2' South of the South edge of stone of an east-west stone drive.
(#10182)	N86° 38' 14"W	150.37'	N:1490677.2935' E:3091286.3855' Mag hub nail set 0.1' below and at the South edge of stone of an east-west stone drive.
(#104)	S00° 53' 08.09"E	66.75'	N:1490601.7314' E:3091437.5320' Rebar Lite
(#107)	N81° 27' 32"W	52.71'	N:1490676.3013' E:3091384.3784' Rebar Lite

PHOTO IDENTIFIED: Photo Date: 04/24/2025



Photo Orientation & Description: From West (edge of drive) looking (down).



Photo Orientation & Description: From above East

EXISTING SURVEY HISTORY Include as much detail and history of the corner as known at the time of perpetuation

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1819 By: Thos Brown Deputy Surveyor

Where filed or recorded: Monroe County Original Notes page 245.

Original monument: Post

Bearing Trees or Reference Monuments:

Species	Dia.	Bearing	Distance
Ash	32"	N49°E	27 links
Ash	32"	S66°W	7 links

Notes:

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: March 20 through April 22, 1894 By: M H Buskirk

Where filed or recorded: Legal Survey Book 2, pages 528 & 529

Original monument: Not noted

Bearing Trees or Reference Monuments:

Species	Dia.	Bearing	Distance
Beech	18"	N80°E	114 lks
Sugar	3"	S47°E	42 lks

Notes:

SUBSEQUENT CORNER RESTORATION:

None Found in Legal Survey Books.

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

DocumentDate	SurveyID	Surveyor	Description	InstrumentNo
5/17/1994	RSID005762	Mundy, Michael D	Terrell 5AC Survey	
6/26/2003	RSID005019	Sheppard, Michael E.	Stierwalt Survey	2003028780.IN



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Page 2 of 5

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2/10/2004	RSID005296	Curry, Douglas R.	"Report of Survey Exhibits A-G Plat of Record Document and Division Survey	2004003645.IN
3/15/2010	RSID004124	Sheppard, Michael E.	162.64 +/- acre survey. Corner ID's BeanBI_S25 & BeanBI_U25, T11N-R02W, are included on plat.	2010003806.IN
1/10/2012	RSID005763	Guerrettaz, Bernard	Retracement Survey SE 1/4 Section 35-11N-2W. Also shows North line Section 2-10N-2W.	
4/3/2023	RSID005116	Haggard, Brian L.	Original Survey - 4120 W. Wampler Road	2023004339.IN
10/24/2023	RSID005411	Deckard, Eric Lee	Mercuri Sliding Scale Subdivision - Final Plat	2024001932.IN
12/13/2024	RSID005682	Haggard,Brian L.	"Levi Farms Minor Subdivision	2025000552.IN

ORIGINAL OR SUBSEQUENT SURVEY EVIDENCE FOUND BY THE MONROE COUNTY SURVEYORS OFFICE: *Include, search area or areas, search procedure, etc.*

Date of Field work/Search: October 22, 2005 *By:* Kevin Enright & Ken Taylor *Monument Found:* Mundy capped rebar *BTs or Reference Objects Found:* References established *Project #:* BeBI_U01 *Field Book:* 37, page 37. *Notes:*

ORIGINAL OR SUBSEQUENT SURVEY EVIDENCE FOUND BY THE MONROE COUNTY SURVEYORS OFFICE: *Include, search area or areas, search procedure, etc.*

Date of Field work/Search: 04/24/2025, 05/23/2025, 05/29/2025 & 06/03/2025 *By:* MES/JMG/BWM. *Monument Found:* Mundy PLS capped rebar. *BTs or Reference Objects Found:* Yes, from prior MCSO project. *Project #:*25-003 *Field Book:* 58, pages 20,21,50&52.

OTHER EVIDENCE: *Describe corner location relative to nearby features and how to reach the corner location – note fences, roads, timber cutting lines, mow lines, clearings, plantings, streams, topo changes, etc.*

Rebar is 8' East of the East edge of stone of a north-south dead end stone lane leading to a residence at 9960 North Stafford Lane Gosport In. Just North of its intersection with a West bound stone driveway.

MONUMENT PRESERVATION: *Describe work done to preserve existing monument.*

GPS coordinates were established on the rebar, 2 rebar Lites and a Mag hub nail were set and other rebars were found and referenced within sight of the rebar and that could be used to reestablish its location should it become obliterated. References to trees and a post were also made to aid in visually finding the rebar

THEORY OF LOCATION: *Describe the theory of location for acceptance of this monument. Include monument origin and associated uncertainty.*

The rebar was set by Mike Mundy in a 1994 survey in RSID005762 and has been accepted by this office and other surveyors as marking the Section corner in the past. Mr. Mundy cites in his report that he set his rebar to mark the Section corner by the following method: "A 5/8 inch rebar was placed at the Northeast corner of Section 2, T10N, R2W by physical evidence found at the corner. It is placed in an old east-west fence and at a distance of 27.72 feet from a 3 foot diameter Maple Tree. The Maple Tree is a witness tree per 1894 survey by a former Monroe County Surveyor." What Mr. Mundy did not show on his survey, but I have recently found in his old field notes, is that he set a second rebar 15' West of the rebar he set for the Section corner. I personally did a survey in 2003, recorded in instrument #2003028780 in the Monroe County Recorder's office, RSID005019 in the Monroe County Surveyors office, where I found this second rebar in the road and thinking it was the corner Mr. Mundy set for the Section corner, held it as the Section corner, as did Douglas Curry PLS in a survey by him dated February 10, 2004, recorded in instrument #2004003654 and RSID005296 in the Monroe County Surveyors Office. At that time, I also measured the record offset dimension of 154 links ($\pm 101.64'$) to the West and found the distance to be in what appeared to be considerable agreement with the extension of an old North bound fence line, giving me added confidence that the Mundy capped rebar in the Road was a reliable interpretation of the original location of the Northwest corner of Section 1/Northeast corner Section 2 Township 10 North Range 2 West. I later came back and set this offset Section corner in a Morgan County Survey in 2007, Recorded in instrument #200713858 in the Morgan County Recorder's Office. The rebar I set then has since been moved by somebody and stuck on the slope on the South side of a driveway (now at point #142) and the Mundy capped rebar I held for the Section corner for Sections 1 & 2 Township 10 North Range 2 West has since been removed. Prior to the rebars being removed Bernard Guerrettaz PLS, performed a survey, documented in RSID005763 in the Monroe County Surveyors Office, in which he held the Mundy rebar that was set by Mr. Mundy to monument the



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Page 3 of 5

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Section corner and set a rebar of his own (#10140) at record offset distance from it of 101.64' to monument the Southwest corner of Section 36/Southeast corner of Section 35 Township 11 North Range 2 West, and showed the rebar I set to monument said corner to be 0.9' South and 14.9' West. We returned to the site this survey and found the fence no longer extended to the driveway but now starts $\pm 100'$ to the North. We located the fence in 2 locations, 1 being through the approximate center of a 36" diameter Sugar Maple tree and the other being at the base of an ancient, falling, wood post and projected it South and found it would project $\pm 4.7'$ West of the BRG capped rebar. I looked further at the Maple tree that Mr. Mundy based his Section corner on, now a 36" to 40", depending on where measured, stump. The 1894 corner Restoration project documented in Legal Survey Book 2, pages 528 and 529 note a 3" Sugar Maple referencing this corner, S47°E, 42 links ($\pm 27.72'$) This bearing and distance from the center of the stump would place the corner $\pm N32^\circ E$ 9.6' from Mr. Mundy's rebar. We searched and probed this area and found only buried concrete, indicating, as expected from looking at the area, heavy excavation has taken place in the area. I also did research on tree growth records and talked with Rachel Oser about this situation and tree growth sources and found a 36" diameter Sugar Maple tree would typically be ± 198 years old per Google tree age calculator, which would make this tree too old to be the 3" Sugar Maple referenced in 1894, however with good growing conditions, it is possible and it is noted that the tree is in a low area where it would have gotten ample water to thrive. All of the above observations considered, I accept the Mundy PLS capped rebar as the most reliable evidence of the Section corner, though with an uncertainty of 8.2' north-south (because the record bearing and distance from the original witness tree would place the corner $\pm 8.2'$ North of the rebar and 5' east-west (because the extension of the ancient fence along the East line of Section 35/West line of Section 36 Township 11 North Range 2 West projects $\pm 4.7'$ West of the BRG rebar that was set $\pm$ at the record offset distance from the Mundy rebar at #101).

GEODETIC COORDINATES: *Northing:* 1490668.5' *Easting:* 3091436.5'

BASIS OF GEODETIC COORDINATES:

The basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1.000041933.

This document is not complete without the associated Corner Perpetuation plat and report of survey for Section 1 or 2 Township 10 North Range 2 West by Michael E. Sheppard of the Monroe County Surveyor's Office.



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CERTIFICATIONS:



Michael E. Sheppard

Date: 10/28/2025

Michael E. Sheppard

State of Indiana

Professional Surveyor

No. 20100021



Trohn Enright-Randolph

Date: 10/28/2025

Trohn Enright-Randolph

Monroe County Surveyor



Donna D. Smith

Accepted by the Monroe County
Surveyor Review Board on

10/28/25



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Page 5 of 5

MONUMENT RECORD
State of Indiana - County of Monroe

Section: 1

Township: 10 North

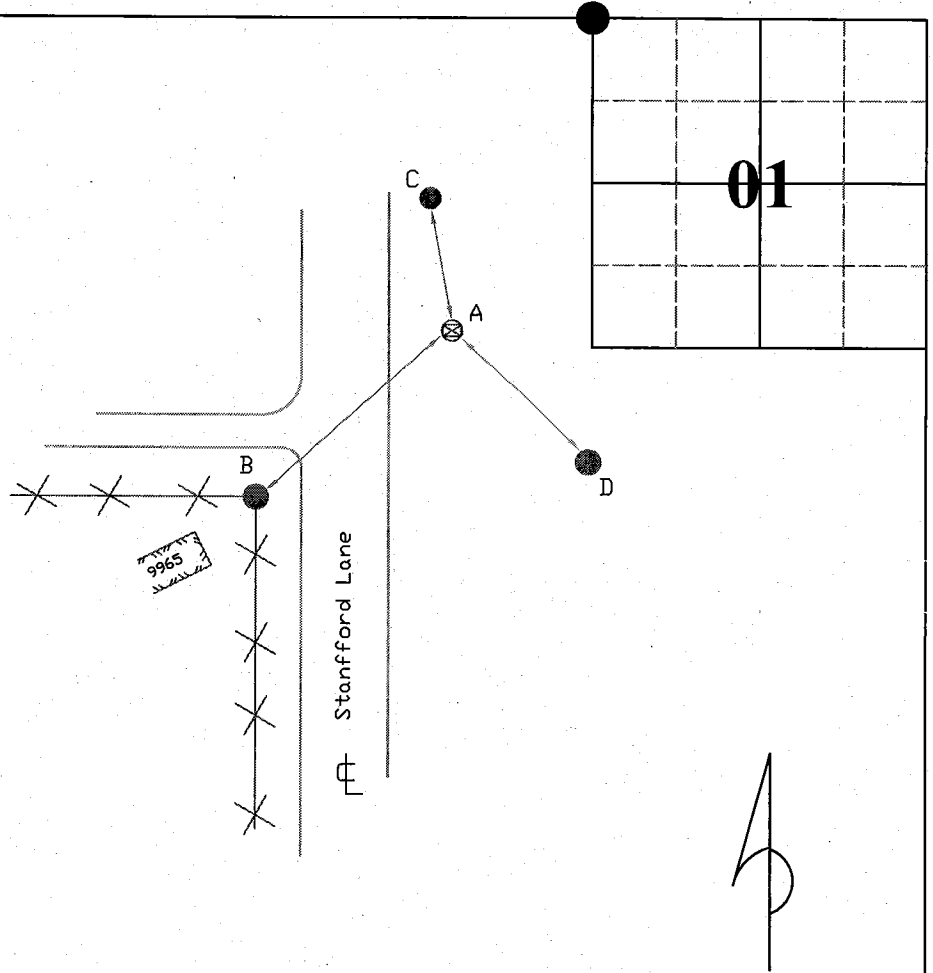
Range: 2 West

Corner ID: BeBl U-01

Monument Description & Remarks: 5/8" Rebar with, MUNDY, cap found. Survey Sign 4.5ft A.G. at Pt. (B).

References On File: Legal Survey Book 2 page number 528 survey (1894); Michael D. Mundy survey, Thurman Terrell & Lilly Terrell (1994); on file in surveyor's office. Michael E. Sheppard survey, Marjorie A. Stierwalt (2003); on file in Recorder office (IN# 2003028780).

RECOVERY TIE DRAWING
Field Book 37 Page No. 37



- A - 5/8" Rebar with cap.
- B - S 37° W 35.48' to MAG nail in Survey Sign on 20" Sugar Maple.
- C - N 14° W 19.63' to MAG nail in 8" Round Post.
- D - S 64° E 26.34' to MAG nail in 36" Sugar Maple.

Not To Scale
Compass Bearing Magnetic North

I, Kevin P. Enright, Monroe County Surveyor, hereby certify that this document was prepared under my direction in accordance with the provisions of section 36-2-12-11 of the Indiana Code; and the above data is given under my hand and seal this 9th day of December, 2005.

Kevin P. Enright

Administered by the Monroe County Surveyor Review Board

Date: 4/11/06

